



CONVENTIONAL RESIDENTIAL
35 units

ERVEN 500m²+
30 units
Street building lines: 4,5m
Communal building lines: 2,5m
Max coverage: 50%
Max 1st Floor:
50% of building footprint
Max height: 8m

ERVEN 251m² - 500m²
5 units
Street building lines: 2m
Communal building lines: 1,5m
Max coverage: 60%
Max height: 8m

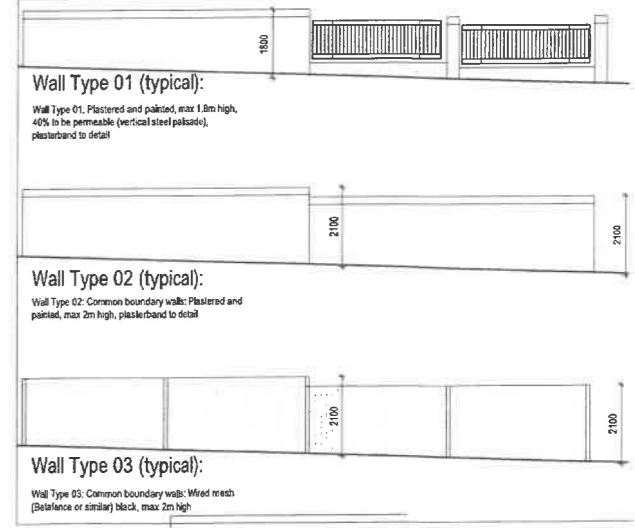
ERF 39 REFUSE AND STORAGE
Street building lines: 3m
Communal building lines: 1,5m (east boundary), 2m north boundary
Max coverage: 60%
Max height: 5m
Note: single centralized waste collection site for the HOA at the entrance of the development with lockable gate for wheeled bins (240bins) and recyclable bags equal to the number of dwelling units in the development.
Note: no internal refuse services can be rendered by the municipality due to the developer's design specifications.

ERF 38 Private road [SECURITY / ENTRANCE GATEHOUSE
Street Building line: 10m; Height 5m
Communal building lines 0m in lieu of 10m (eastern- and western boundary) to permit the Entrance / Security Gatehouse structure.

Boundary walls:

Street boundary walls:
max 1,8m high
40% to be permeable

Common boundary walls:
max 2,1m high



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<p>Subdivision of Consolidated Portion A and Erf 31030, Paarl</p> <p>Property Description: Rem Erf 3396, Paarl</p>	Drawing:	Plan no.:	<p>Notation:</p> <p>Cadastral information obtained from Surveys and Mapping (DRDLR).</p> <p>Aerial Photography obtained from Surveys and Mapping (DRDLR).</p> <p>Aerial Photography obtained on Google Earth.</p>	<p>* All areas and dimensions are approximate and should be verified by a professional land surveyor.</p>	
	Site Development Plan				15
	Date:	Scale:			Reference:
	2023.06.27	1:750			18003 - SDP Rev 15
Project no.:	Drawn:	Checked:			
18003	NL	#####			